

1 BILL NO. Z-87-04-12

2 ZONING MAP ORDINANCE NO. Z- 07-87

3 AN ORDINANCE amending the City of
4 Fort Wayne Zoning Map No. S-14.

5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
6 FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is
8 hereby designated a POD (Professional Office District) under
9 the terms of Chapter 33 of the Code of the City of Fort
Wayne, Indiana of 1974:

10
11 The South 39 feet of Lot 66, 50 foot of vacated
12 Delaware Avenue and Lots 67, 68, 69, 70, 71, 72, 73,
13 and 74 all in Delta Heights Addition to the City of
14 Fort Wayne, Indiana, Allen County,

15
16 and the symbols of the City of Fort Wayne Zoning Map No. S-
17 14, as established by Section 11 of Chapter 33 of the Code
18 of the City of Fort Wayne, Indiana are hereby changed
19 accordingly.

20 SECTION 2. That this Ordinance shall be in full force
21 and effect from and after its passage and approval by the
22 Mayor.

23 Don G. Bradbury
24 Councilmember

25 APPROVED AS TO FORM AND LEGALITY:

26 BOB
27 BRUCE O. BOXBERGER, CITY ATTORNEY

28
29
30
31
32

Read the first time in full and on motion by Bradbury,
seconded by Bell, and duly adopted, read the second time
by title and referred to the Committee Regulations (and the C-
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock _____. M., I

DATE: 4-14-87

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by D. Bradbury
seconded by E. A. Sturz, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	7	3			
<u>BRADBURY</u>		✓			
<u>BURNS</u>	✓				
<u>EISBART</u>	✓				
<u>GiaQUINTA</u>	✓				
<u>HENRY</u>	✓				
<u>REDD</u>	✓				
<u>SCHMIDT</u>	✓				
<u>STIER</u>		✓			
<u>TALARICO</u>	✓				

DATE: 5/28/87

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. 3-07-87
on the 12th day of May, 1987.

ATTEST:

(SEAL)

SANDRA E. KENNEDY, CITY CLERK

~~PRESIDING OFFICER~~

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 13th day of May, 1987,
at the hour of 11:30 o'clock A.M., E.S.T.

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this
19 87, at the hour of 11⁰⁰

14th day of May
a'clock A.M., E.S.T.

WIN MOSES, JR., MAYOR

RECEIPT

OKH 6/63
COMMUNITY DEVELOPMENT & PLANNING

No 1178

FT. WAYNE, IND., 3-18-87 19RECEIVED FROM John James Chester R \$ 50.00THE SUM OF 50.00 DOLLARSON ACCOUNT OF rejoining Pops

AUTHORIZED SIGNATURE

PETITION FOR ZONING ORDINANCE AMENDMENT
RECEIPT N

THIS IS TO BE FILED IN DUPLICATE

I/We JEHL HOMES CORPORATION

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an R-1 & R-3 District to a/an P.O.D. District the property described as follows:

THE SOUTH 39' OF LOT 66, 50' OF VACATED DELEWARE AVENUE AND LOTS 67, 68, and 69 ARE
ZONED R-3; LOTS 70, 71, 72, 73, and 74 ARE ZONED R-1. ALL LOTS ARE IN THE DELTA
HEIGHTS ADDITION OF THE CITY OF FORT WAYNE, INDIANA, ALLEN COUNTY.

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED: 1800 INWOOD DRIVE

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

JEHL HOMES CORPORATION

1928 INWOOD DRIVE, FT. WAYNE, IN. 46815 (219) 422-8481

(Name)

(Address)

Signature

parts.

(If additional space is needed, use reverse side.)

Legal Description checked by

(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

THOMAS P. JEHL

1928 INWOOD DRIVE, FT. WAYNE, IN. 46815

(219) 422-8481

(Name)

(Address & Zip Code)

(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning
and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street,
Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on April 14, 1987 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-87-04-12; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on April 20, 1987.

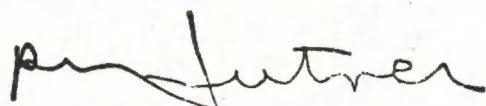
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held April 27, 1987.

Certified and signed this
8th day of May 1987.



Robert Hutzner
Secretary

Division of Community Development & Planning

200-04-12

BILL NUMBER

BRIEF TITLE

Zoning Ordinance Amendment

From R-1 & R-3 to POD

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address

1800 Block of Inwood Drive

Reason for Project

Professional Office Development

Discussion (Including relationship to other Council actions)

20 April 1987 - Public Hearing

Tom Jehl, petitioner stated that as far as the rezoning is concerned the staff recommends approval as it will serve as a buffer to the property to the east and it is an extension of offices that are already on Inwood Drive. He stated there is nothing major to be dealt with on the rezoning request. He did however have questions regarding the approval of the primary development plan but stated he would gladly meet with staff to work out any problems prior to submittal of the final development plan. His concerns related to the limiting of the signage on the property and the need for buffering.

There was no one present who wished to speak in favor of or in opposition to the proposed rezoning.

NOTE: Any conditions placed on a POD are placed on the primary and secondary development plans and not on the rezoning.

POSITIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Areas

Applicants/Proponents

Applicant(s)

Jehl Homes Corporation

City Department

Other

Opponents

Groups or Individuals

Basis of Opposition

Staff Recommendation

For

Against

Reason Against

Board or Commission Recommendation

By

For Against

No Action Taken

For with revisions to condition
(See Details column for condition)

CITY COUNCIL ACTIONS (For Council use only)

Pass

Other

Pass (as amended)

Hold

Council Sub.

Do not pass

DETAILS

27 April 1987 - Business Meeting

Motion was made to return the ordinance to the Common Council with a DO PASS recommendation, motion carried.

Of the 8 members present 6 voted in favor of the motion one (1) voted against and one (1) did not vote.

POLICY/PROGRAM IMPACT

Policy or
Program
Change

 No Yes

Operational
Impact
Assessment

(This space for further discussion)

Project Start

Date 18 March 1987

Projected Completion or Occupancy

Date 8 May 1987

Fact Sheet Prepared by

Date 8 May 1987

Patricia Biancaniello

Reviewed by

Date

Guy Bester
Reference or Case Number

5/1/87

ORIGINAL COUNCIL DISTRICT No. _____

DIGEST SHEET

ORIGINAL

TITLE OF ORDINANCE Zoning Ordinance AmendmentDEPARTMENT REQUESTING ORDINANCE Land Use Management - CD&PSYNOPSIS OF ORDINANCE 1800 Block Inwood Drive3-87-0472

EFFECT OF PASSAGE Property is now zoned R-1 - Single Family Residential and R-3 - Multi Family Residential. Property will become a P O D - Professional Office District.

EFFECT OF NON-PASSAGE Property will remain R-1 - Single Family Residential and R-3 Multi-Family Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

(ASSIGN TO COMMITTEE (J.N.) _____

BILL NO. Z-87-04-12

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) amending the City of
Fort Wayne Zoning Map No. S-14

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION) No Pass

YES

NO

JANET G. BRADBURY
CHAIRPERSON

Charles B. Redd CHARLES B. REDD
VICE CHAIRMAN

Thomas C. Henry THOMAS C. HENRY

Paul M. Burns PAUL M. BURNS

Ben A. Eisbart BEN A. EISBART

CONCURRED IN 5-12-87.

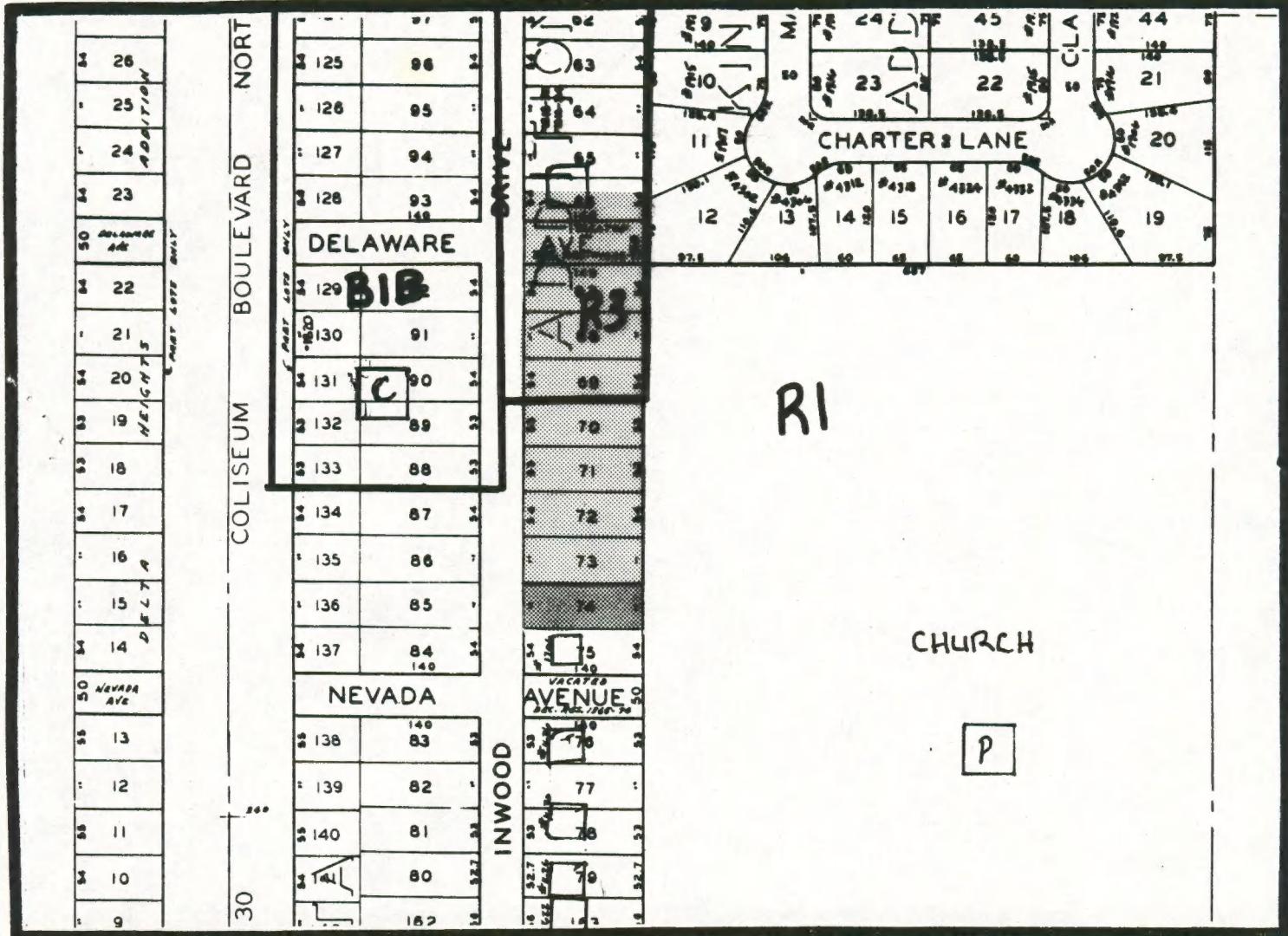
SANDRA E. KENNEDY
CITY CLERK

REZUNING PETHION *magu*

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE
DESCRIBED PROPERTY FROM AN R-1 & R-3 DISTRICT TO A. P.O.D. DISTRICT.

MAP NO. S-14

COUNCILMANIC DISTRICT NO. 2



ZONING:

R1 RESIDENTIAL DISTRICT
R2 RESIDENTIAL DISTRICT
B1B LIMITED BUSINESS 'B'

LAND USE:

- SINGLE FAMILY
 COMMERCIAL
 PUBLIC

SCALE: 1" = 200

DATE: 4-1-87

